

Absolute REAL ESTATE AUCTION

5948 State Route 131, Hickory, KY 42051

Saturday
April 1st, 2023
@ 10:00 AM

Over 70
John Deere
Die Cast
Collectibles

Estate of Dorris Wilford

HARRIS
Real Estate & Auction

PUBLIC PREVIEW DATE:

Monday, March 27, 2023

4-5 PM



ALSO SELLING:

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JOHN DEERE: Collectibles & Toys

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AUCTION HELD ON SITE

REAL ESTATE TO SELL ABSOLUTE @ 10:00 AM!

Personal Property to Sell Directly After.

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Single family brick home in Hickory, KY. Featuring 3 Bedrooms, 2 Full Baths and 1,884 sq. ft. of livable area. Spacious living room, nice size dining room and comfortable kitchen with mud/laundry room leading out to a 2 vehicle attached garage. All sitting on 1.72 acres.

Behind the home is a large shop with a lean-to 12'x 38' with a man door leading into shop. This multi-functional building is 52'x38'. The height of the angled ceiling ranges from 8' up to 14' tall, has 2 garage doors and 1 tractor bay door with a man door leading out the other side. The first smaller door is 10' wide by 7' tall, middle bay door is 17' wide by 7' tall and the large tractor bay door measures 17' wide by 12' tall. Behind the shop is a small stationery shed 8'x12' with a concrete floor.

SCHOOLS WITHIN 7 MILES OF HOME ARE: Symsonia Elementary - Grades PK-6; Graves County Middle - 7-8; and Graves County High School - 9-12. All are in the "Great Schools" rating.

REAL ESTATE TERMS

PURCHASE: The property will be offered in one (1) tract.

BUYERS PREMIUM: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price.

DOWN PAYMENT: 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

CLOSING: Closing shall take place on or before 30 days from auction date.

REAL ESTATE TAXES: All 2023 ad valorem taxes will be prorated at closing.

SURVEY: The property will be sold by new survey.

DISCLAIMER AND ASSANCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. Buyer will be required to sign a Lead Based Paint Disclosure waiving the opportunity to a 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions in this brochure are approximated by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks therefor and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

NEW DATA, DISCREPANCIES, AND CHANGES: Please arrive prior to scheduled auction time to inspect any data, discrepancies, or additions to the property information.changes, corrections, or additions to the property information.

PERSONAL PROPERTY TERMS: A 10% Buyer's Premium will be added to the final bid and included in the sales price. Full settlement date of sale, check or cash only.

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**HOMES
ESTATES
FARMLAND
WATERFRONT**

MICHAEL HARRIS

PRINCIPAL BROKER / AUCTIONEER
KL# 252972 | KY BROKER# 198374

270.970.0200



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